

SOUTH BLACKSMITH LANE 16.5' **

(F.K.A. ROCK ALLEY, P.B. 3, PG. 199)*
(NAMED BY ORD. NO. 81-91)

BEGIN FOR REFERENCE

PLAT OF DUBLIN
P.B. 3, PG. 199*
TRACT 1 LOT 100
TRACT 2 N 81°42'29" E 165.00'

806.74
3/4"
IPF

POINT OF TRUE BEGINNING
TRACT 1

PINNEYHILL LANE 49.5' **
(F.K.A. SOUTH STREET, P.B. 3, PG. 199)*
(NAMED BY ORD. NO. 81-91)

** MONUMENTATION IN AREA MEASURES TO FIT RIGHT-OF-WAY WIDTHS OF 48 FEET FOR PINNEYHILL LANE, 35 FEET FOR RIVERVIEW STREET AND 20 FEET FOR BLACKSMITH ALLEY REFERENCED IN PLAT BOOK 3, PAGE 199.

POINT OF TRUE BEGINNING
TRACT 2

GREGORY A. AND
CAREY R. SCHMITT
I.N. 201012230175571

LINDA B. RUDY
0.26 ACRES
I.N. 201808020103465

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- *— EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF PINNEYHILL LANE, HAVING A BEARING OF (N 81°42'29" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X AND AE, AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0151K, WITH AN EFFECTIVE DATE OF 6/17/2018, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2020 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: DJH

Scott D. Grundei 2/22/21

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

RECEIVED

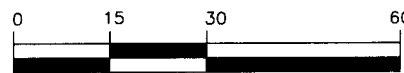
486 10 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Hand No Plat Required 7/6/21
City of Dublin - Planning



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

* TOWN PLAT OF DUBLIN, ORIGINALLY PLATTED IN 1810 AND SUBSEQUENTLY DESTROYED BY FIRE, INCORPORATED BOUNDARY DEMONSTRATED IN PLAT BOOK 3, PAGE 199, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEY OF 0.326 ACRES AND 0.263 ACRES

LYING IN
VIRGINIA MILITARY SURVEY
NO. 2542

CITY OF DUBLIN, COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REV: 2/10/21

REV: 8/25/20

DATE: 7/8/20

FILE NO. 2005.4504